

1 BILL NO. R-85-11-*61*

2 DECLARATORY RESOLUTION NO. R- 151-85

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
vitalization Area" under I.C. 6-1.1-
5 12.1.

6 WHEREAS, Common Council has previously designated by
7 Declaratory Resolution the following described property as an
8 "Economic Revitalization Area" under Division 6, Article II,
9 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
10 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

11 Lot Number 95 of the Original Plat
12 to the Town, now City of Fort Wayne,
Allen County, Indiana;

13 said property more commonly known as 215 East Berry Street,
14 Fort Wayne, Indiana 46802;

15 WHEREAS, recommendations have been received from the
16 Committee on Finance and the Department of Economic Development
17 concerning said Resolution;

18 WHEREAS, notice of the adoption and substance of said
19 Resolution has been published in accordance with I.C. 5-3-2 and
20 a public hearing has been conducted on said Resolution;

21 WHEREAS, if said Resolution involves an area that has
22 already been designated an allocation area under I.C. 36-7-14-39,
23 the Fort Wayne Redevelopment Commission has adopted a Resolution
24 approving the designation.

25 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
26 THE CITY OF FORT WAYNE, INDIANA:

27 SECTION 1. That, the Resolution previously designating
28 the above described property an "Economic Revitalization Area" is
29 confirmed in all respects.

30 SECTION 2. That, the above described property is here-
31 by declared an "Economic Revitalization Area" pursuant to I.C. 6-
32 1.1-12.1, said designation to begin on the effective date of this

1 Page Two

2 Resolution and continue for one (1) year. Said designation shall
3 terminate at the end of that one (1) year period.

4 SECTION 3. That this Resolution shall be in full force
5 and effect from and after its passage and any and all necessary
6 approval by the Mayor.


Paul C. Schaefer
Councilmember

APPROVED AS TO FORM
AND LEGALITY

Bruce O. Boxberger, City Attorney

14

Read the first time in full and on motion by Giskay, seconded by Dalee, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on Wednesday, the 10th day of December, 1985, at 7:00 o'clock P.M., E.S.T.

DATE: 11-26-85

Sandra F. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisbark, seconded by Geddo, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u>—</u>	<u>—</u>	<u>1</u>	<u>—</u>
<u>BRADBURY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BURNS</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>EISBART</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>GiaQUINTA</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>HENRY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>REDD</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>SCHMIDT</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>STIER</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>TALARICO</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>

DATE: 12-10-85

Sandra F. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-151-85
on the 10th day of December, 1985,

ATTEST:

(SEAL)

Sandra F. Kennedy
SANDRA E. KENNEDY, CITY CLERK

James S. Stier
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 11th day of December, 1985,
at the hour of 11:00 o'clock P.M., E.S.T.

Sandra F. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 12th day of December,
1985, at the hour of 8:30 o'clock A.M., E.S.T.

WIN MOSES, JR.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Robert S. Walters
 2. Owner(s) Robert S. Walters
 3. Address of Owner(s) 1919 Forest Park Boulevard
Fort Wayne, Indiana 46805
 4. Telephone Number of Owner(s): (219) 423-9551 (Business)
(219) 422-1858 (Residence)
 5. Relationship of Applicant to Owner(s) if any same
 6. Address of Applicant see answer to #3
 7. Telephone number of Applicant: () see answer to #4
 8. Address of Property Seeking Designation 215 East
Berry Street, Fort Wayne, Indiana 46802
 9. Legal Description of Property Proposed for Designation
(may be attached) Lot Number 95 of the Original Plat
to the Town, now City of Fort Wayne, Allen County,
Indiana
 10. Township Wayne
 11. Taxing District Fort Wayne

12. Current Zoning B-3A
13. Variance Granted (if any) N/A
14. Current Use of Property
- a. How is property presently used? Office building
- b. What Structure(s) (if any) are on the property?
40,000 square foot concrete/steel office building
(5 story)
- b. What is the condition of this structure/these structures?
structurally sound but dated
15. Current Assessed Value of Real Estate
- a. Land \$27,000
- b. Improvements \$68,100
16. Amount of Total Property Taxes Owed During the Immediate Past Year
\$3,400+
17. Description of Proposed Improvements to the Real Estate
Interior remodeling
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
February - March, 1986
- b. When is completion expected? End of December, 1986
19. Cost of Project (not including land costs) \$250,000+

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? approximately 72

b. What is the nature of those jobs? professional,
para-professional, clerical, secretarial

c. Anticipated time frame for reaching employment level stated above?

Immediate

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) none

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The proposed project is located in a "target area"
and is a prime example of a renovation project
recycling an obsolescent and substandard office
building.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

It will make the project more economically feasible,

will add stability to this downtown block, will encourage similar development in the core area of downtown, and will keep a large professional tenant downtown.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No x

26. Financing on Project

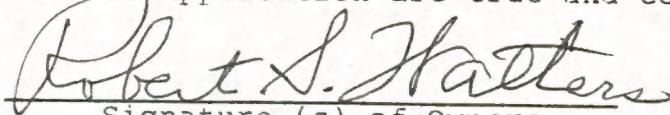
What is the status of financing connected with this project? \$2,000,000 Industrial Revenue Bond applica-

tion currently pending before the Economic Development

Commission, scheduled for public hearing November 21,

1985. Purchaser for the bonds has been found.

I hereby certify that the information and representation
on this Application are true and complete.


Robert S. Walters

Signature (s) of Owners

Robert S. Walters

November 18, 1985
Date

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

Date of Public Hearing: _____

Approved or Denied? Date: _____

Allocation Area: _____

1117
Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-85-11-6r

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation

of an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (Robert S.

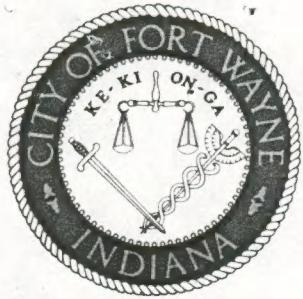
Walters; 215 East Berry Street)

EFFECT OF PASSAGE Interior renovation of the office building will make the project more economically feasible, will add stability to this downtown block, will encourage similar development in the core area of downtown, and will keep a large professional tenant downtown.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$250,000+

ASSIGNED TO COMMITTEE (PRESIDENT) _____



The City of Fort Wayne

November 27, 1985

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on date of November 29, 1985, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Declaratory Resolutions
Bill Nos. R-85-11-54 & R-85-11-55
Bill Nos. R-85-11-56 & R-85-11-57
Bill Nos. R-85-11-58 & R-85-11-59
Bill Nos. R-85-11-60 & R-85-11-61

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-85-11-60 AND R-85-11-61)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on November 26, 1985 date designating property at Robert S. Walters; 215 East Berry Street;
Fort Wayne, IN

an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, December 10, 1985, at 7:00 P.M. date, time & place Common Council Conference Room 128, One Main Street, City-County Building, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council
 (Governmental Unit)
Allen County, IN

To **JOURNAL-GAZETTE** Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM**LINE COUNT**

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines
 of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	4
Body	number of lines	17
Tail	number of lines	2
Total number of lines in notice		23

COMPUTATION OF CHARGES

23	1	23	.300¢	\$ 6.90
..... lines,	columns wide equals	equivalent lines at	cents per line	

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

2 extra	1.00
Charge for extra proofs of publication (50 cents for each proof in excess of two)	

TOTAL AMOUNT OF CLAIM	\$ 7.90
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DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6 point
-----------------------------------	-----------------------------------

1	Number of insertions	Size of quad upon which type is cast 6
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Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Nov. 30 **85**
 Date 19

Title **CLERK**

FORM #904**PUBLISHER'S AFFIDAVIT**

State of Indiana
 ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the
Drusilla Roose undersigned

that he/she is of the

JOURNAL-GAZETTE

a **DAILY** newspaper of general circulation printed and published

in the English language in the city town of **FORT WAYNE, INDIANA**

in state and county aforesaid, and that the printed matter attached hereto is a true copy,
one time which was duly published in said paper for the dates of publication being

as follows:

11/30/85

Drusilla Roose

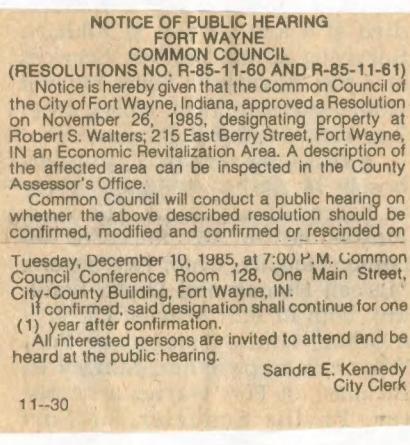
November 30 1985

Subscribed and sworn to me before this day of

Anne M. Perkins
 Anne M. Perkins Notary Public

November 29, 1989

My commission expires



Fort Wayne Common Council

Alief
(Governmental Unit)

County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines
of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	4
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Tail	number of lines	2
Total number of lines in notice		23

COMPUTATION OF CHARGES

23	1	23	equivalent lines at .300¢	6.90
..... lines,	columns wide equals cents per line
Additional charge for notices containing rule or tabular work (50 per cent of above amount)			
Charge for extra proofs of publication (50 cents for each proof in excess of two)				2 extra 1.00
				7.90
TOTAL AMOUNT OF CLAIM				8.....

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*Drusilla Roose*Nov. 30 85
Date 19

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:Personally appeared before me, a notary public in and for said county and state, the
Drusilla Roose
undersigned who, being duly sworn, says
that he/she is CLERK of the

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published

in the English language in the city town of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy,
one time

which was duly published in said paper for the dates of publication being

as follows: 11/30/85

11-30

Subscribed and sworn to me before this day of 19

30th November 85

Anne M. Perkins

Notary Public

November 29, 1989

My commission expires

BILL NO. R-85-11-61

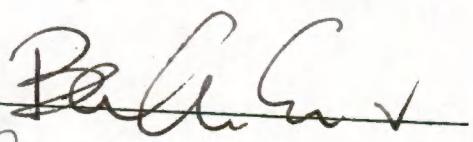
REPORT OF THE COMMITTEE ON FINANCE

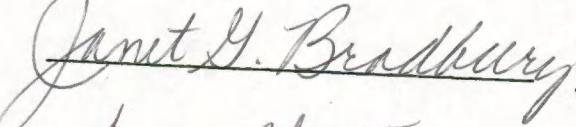
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (ORDINANCE) (RESOLUTION) confirming the
designation of an "Economic Revitalization Area" under I.C.
6-1.1-12.1

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

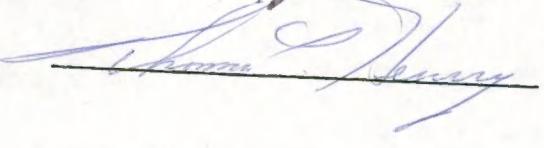
YES

NO


BEN A. EISBART
CHAIRMAN


JANET G. BRADBURY
VICE CHAIRWOMAN


SAMUEL J. TALARICO


THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN

12-10-85

SANDRA E. KENNEDY
CITY CLERK